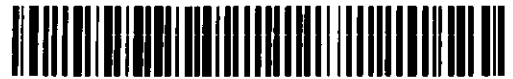


BLS

NO PART OF ANY STEVENS-NESS FORM MAY BE REPROD

2021-001011

Klamath County, Oregon



00272723202100010110020029

01/22/2021 08:41:26 AM

Fee: \$87.00

Grantor's Name and Address

Grantee's Name and Address

After recording, return to (Name and Address):

4606 Peck dr
Klamath Falls, OR 97603
Elizabeth Evonuk

Until requested otherwise, send all tax statements to (Name and Address):

4606 Peck dr
Klamath Falls, OR 97603
Elizabeth Evonuk

SPACE RESERVED
FOR
RECORDER'S USE

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that ILA A Breedlove

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto ILA A Breedlove and Elizabeth Evonuk with right of Survivorship, hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows (legal description of property):

See Exhibit A

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 0. ^① However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration. ^① (The sentence between the symbols ^①, if not applicable, should be deleted. See ORS 93.030.)

In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

IN WITNESS WHEREOF, grantor has executed this instrument on 1-21-2021; any signature on behalf of a business or other entity is made with the authority of that entity.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

ILA A. Breedlove

STATE OF OREGON, County of Klamath ss.

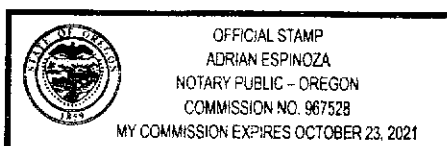
This instrument was acknowledged before me on 21st January 2021
by Adrian Espinoza ILA A Breedlove

This instrument was acknowledged before me on _____

by _____

as _____

of _____



Adrian Espinoza
Notary Public for Oregon
My commission expires Oct 23, 2021

EXHIBIT "A"
LEGAL DESCRIPTION

40021

PARCEL 1

A tract of land situated in the NW 1/4 NW 1/4 of Section 28, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being a portion of that tract of land as described in Deed Volume M79, page 4742, Microfilm Records of Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the West line of said Section 28, said point being in Tingley Lane and also being the Northwest corner of said Deed Volume, from which the Northwest corner of said Section 28 bears North 00 degrees 01' 40" East, 859.44 feet; thence South 89 degrees 58' 20" East, 422.00 feet to the Northeast corner of said Deed Volume; thence South 00 degrees 01' 40" West along the East line of said Deed Volume 243.00 feet; thence South 88 degrees 27' 12" West, 422.16 feet to a point on the West line of said Section 28; thence North 00 degrees 01' 40" East, 254.60 feet to the point of beginning.

PARCEL 2

A tract of land situated in the NW 1/4 NW 1/4 of Section 28, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the West line of said Section 28, said point being in Tingley Lane located South 00 degrees 01' 40" West 829.44 feet from the Northwest corner of said Section 28; thence South 89 degrees 58' 20" East 840.17 feet; thence South 00 degrees 01' 40" West 491 feet, more or less, to the South line of the NW 1/4 NW 1/4 of said Section 28; thence Westerly along the South line of the NW 1/4 NW 1/4 of said Section 28, 840 feet, more or less, to the Southwest corner of said NW 1/4 NW 1/4; thence North 00 degrees 01' 40" East 491.70 feet to the point of beginning.

EXCEPTING THEREFROM the following:

Beginning at a point on the West line of said Section 28, said point being in Tingley Lane and located South 00 degrees 01' 40" West 859.44 feet from the Northwest corner of said Section 28; thence South 89 degrees 58' 20" East 422 feet; thence South 00 degrees 01' 40" West 461 feet, more or less, to the South line of the NW 1/4 NW 1/4 of said Section 28; thence Westerly along the South line of the NW 1/4 NW 1/4 of said Section 28, 422 feet, more or less, to the Southwest corner of said NW 1/4 NW 1/4; thence North 00 degrees 01' 40" East 461.70 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Elizabeth Evonick the 2nd day
of November A.D., 19 98 at 9:23 o'clock A.M., and duly recorded in Vol. M98
of Deeds on Page 40020

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Harold R. Ross